



ALVIN ECONOMIC DEVELOPMENT

Alvin...The Best Location for Your Business Interest

Economic Newsletter

2nd Quarter

July 2018

Alvin prides itself on its great quality of place that has much to offer in recreation and entertainment. Our Parks and Recreation programs include something for all ages. Art & fitness programs, adult kickball, food truck frenzy, and farmer's market days are just a few offerings this time of year. Our civic clubs and foundations put on many community-wide events like Frontier Day, Men Who Cook, and Alvin Music Festival, just to name a few. Walking trails, beautiful old oak trees, and quiet places for relaxation and enjoyment are all around. So, whether day or night, you will find fun throughout our 13 parks where family and friends gather.

New Developments: Restaurants and Retail

Construction continues on a new 30,011 square foot retail development at 1200 N. Bypass 35 in Alvin, just north of Kelley's Country Cookin'. The retail center will feature new restaurants, a barber shop and a custom home builder.



The new retail center, pictured above, is located at 1200 N. Bypass 35 just north of Kelley's Country Cookin'.

Photo courtesy of Jason Nichols, Alvin Community College

- **Flipper's Coastal Seafood**, www.facebook.com/FlippersSeafood - Flipper's Coastal Seafood will be located on the north side of the development in a stand-alone building. The restaurant specializes in Cajun-style seafood for lunch and dinner, and also offers catering options.
- **Mr. Sombrero Mexican Restaurant**, www.mr.sombrero.net - Mr. Sombrero Mexican Restaurant will offer traditional Mexican food for lunch and dinner along with catering options. The restaurant will also serve breakfast on weekends.
- **Red Oak Café**, www.redoakcafe.com - Red Oak Café is a family-owned and operated restaurant that specializes in breakfast, brunch, lunch and catering options. Red Oak Café has been featured in the Houston Chronicle, Voyage Houston, Fox 26 and ABC 13 News. (See **Retail** on Page 2)

Development Facts Fiscal Year 2018 (Oct 01, 2017 - July 31, 2018)

Building Permits & Values

New Commercial
Permits
\$50.4 Million

New Residential
Permits
\$13.0 Million

Commercial Remodels/Additions
Permits
\$11.1 Million

Current Home Builders in Alvin

Brighton - Forest Heights
Brighton - Mustang
Crossing
Brighton - Kendall Lakes
D. R. Horton - Kendall Lakes
Saratoga Homes - Kendall Lakes
Brighton - Midtown Park
K. Hovnanian—Sunset Ranch

Development Highlights Fiscal Year 2018

65 Planning Development
Meetings

78 New Housing Permits Issued

Kendall Lakes - 58 Completed
Forest Heights - 28 Completed

Alvin's Largest Employers

Alvin ISD
Empereon
Alvin Community College
Wal-Mart
Ascend Performance Materials
INEOS Olefins & Polymers
RiceTec
Ron Carter Automotive
TEAM, Inc.

New Developments: Restaurants and Retail

Retail

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- **Goodfellas Fade Shop**, www.goodfellasfadeshop.com - A unisex barber shop, hair salon, speakeasy and spa. Aside from men's and women's haircuts, Goodfellas Fade Shop also offers manicures and pedicures, facials and massages, eyebrow wax and treatments, hot towel shaves and beard trimming. Customers will also enjoy a rotating craft beer selection and a diverse wine selection.
- **America's Home Place**, www.americashomeplace.com - A custom home builder that will feature a showroom. This will be the company's 39th location nationally.



JSC Federal Credit Union is now open for business in Alvin. The credit union is located in a 2,652 square foot building at 877 E. Highway 6, and is a member-owned, not-for-profit financial cooperative. The credit union offers no-fee checking accounts, mobile banking, eBanking, bill pay, vehicle loans, credit cards, real estate loans, debt consolidation loans and much more. To learn more about JSC Credit Union, please stop by the new branch or visit them online at <https://www.jsfcu.org/>.

Flood Mitigation: Enhanced Detention Capabilities

- A 15-acre detention pond located at the northwest corner of Kost Street and South Street is now complete. The detention pond has a capacity of 85.4 acre-feet, which equates to approximately 27,827,712 gallons of water. Wrought iron fencing runs along the perimeter of the detention pond, and a sidewalk has been installed inside the fencing that runs parallel to South Street.



An aerial view of the Kost detention pond.

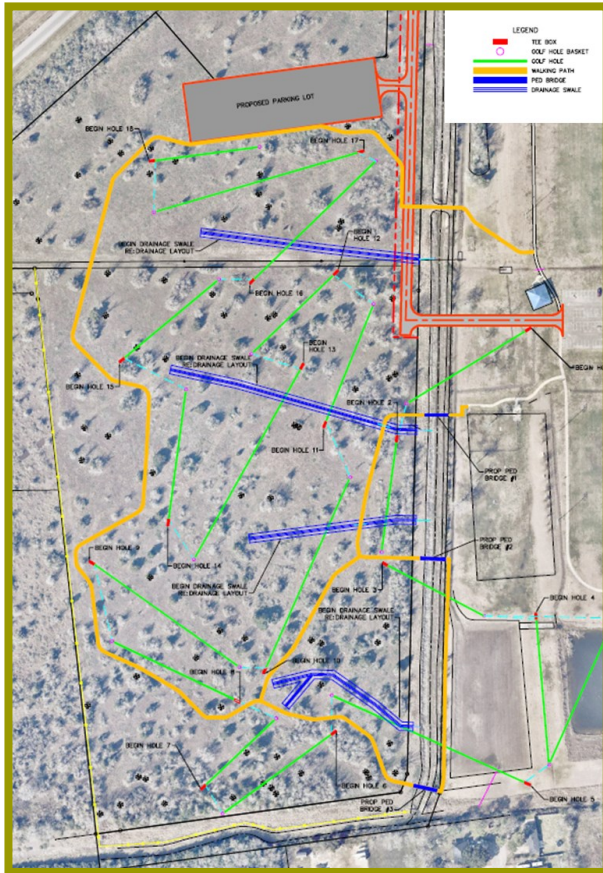
(Inset Picture—Top Left): Wrought iron fencing that covers the perimeter of the Kost detention pond.

Photo courtesy of Jason Nichols, Alvin Community College

- Construction is underway on a new 5-acre detention pond at the northwest corner of Durant Street and South Street. Upon completion, the detention pond will have a capacity of 16.2 acre-feet, which equates to approximately 5,278,793 gallons.

- The City of Alvin conveyed a 17-acre detention pond to Brazoria County Conservation and Reclamation District #3. The detention pond is located off of Fairway Drive, and has a capacity of 70-acre feet, which equates to 22,809,600 gallons.

Amenities for All Ages



Pictured Above: A conceptual design shows the plans for a new 18-hole disc golf course next to Briscoe Park in Alvin. The new disc golf course will span 42-acres and include a new parking lot.

Pictured Below: The Alvin Historical Museum is undergoing an expansion project that will enclose the loading dock. The enclosure will create additional storage space that will allow for the current storage room to be converted into a Nolan Ryan exhibit.



New to A.I.S.D.



Alvin High School is nearing completion of a new natatorium to house a new indoor swimming pool. The pool will be 20,011 square feet, and will be ready for the beginning of the 2018-2019 school year. Seating capacity will be for 648 people.

Photo courtesy of Jason Nichols, Alvin Community College



Alvin High School has completed renovations to Memorial Stadium. Renovations included an upgraded press box, enhanced entry way to the stadium and the addition of 2,500 seats.

Photo courtesy of A.I.S.D.



Bob and Betty Nelson Elementary is scheduled to open for the 2019-2020 school year. Located at 14400 County Road 185, the school campus will cover 20.5 acres.

Photo courtesy of A.I.S.D.

Subdivision Expansions



An aerial view of Kendall Lakes shows Section 7 of the subdivision is ready for new residential construction.

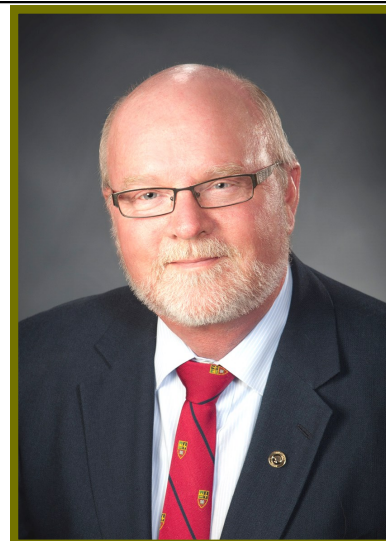
Photo courtesy of Jason Nichols, Alvin Community College

- Kendall Lakes - Preparing to develop section 7 of the subdivision to include 60 new homes. Kendall Lakes is also constructing a new neighborhood recreation center and a community pool.
- Mustang Crossing - Preparing to develop section 5 of the subdivision to include 79 new homes.
- Midtown Park - Preparing to develop section 2 of the subdivision to include 79 new homes.
- Sunset Ranch - Issued 10 residential construction permits in June of 2018. This subdivision will have 82 homes upon completion.



An aerial view of Mustang Crossing shows Section 5 of the subdivision is ready for new residential construction.

Photo courtesy of Jason Nichols, Alvin Community College



**Thinking about
Moving Your
Business?**

Then Think Alvin!

**Larry Buehler, Director
Economic Development**
216 W. Sealy St.
Alvin, Texas 77511
lbuehler@cityofalvin.com
Office 281/388-4242

TxDOT Traffic Counts
W Hwy 6 @ Business 35
32,000

S Bypass 35 @ E Hwy 6
39,000

S Bypass 35 @ FM 1462
22,000

S Bypass 35 @ FM 528
27,000

S Gordon @ Hwy 6
15,000

FM 528 @ Bypass 35
20,000

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